

Application ref: 2022/3009/L  
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Date: 6 December 2024

**Development Management**  
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2 West Street  
Ware  
SG12 9EE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**27 Great Queen Street**  
**London**  
**Camden**  
**WC2B 5BB**

#### Proposal:

Refurbishment works and alterations to the interior of the building at all levels, replacement dormer window to match existing.

Drawing Nos: Application form dated 04/03/2022; Location plan 01 dated Feb 2022; 27GQS.MP01 rev A; 27GQS.MP02 Rev B; 401\_T\_rev 01; Heritage Assessment (HCUK Group) Feb 2022; Heritage Impact Assessment (HCUK Group) Jul 2022; Planning and Design & Access Statement dated March 2022; Letters from PJB Planning dated 20/06/2022, 14/07/2022, and 15/09/2022; Rehearsal space plan 401 Rev 01; Visual Structural Inspection (1073.nhg dated 31 May 2022); Condition survey of existing building (34030 dated 3rd March 2022); Finishes and Colour Schedule (dated 06/07/2022 Rev 0); Delta Membrane Systems information sheet MS500; Delta Membrane Systems information sheet MS20; General Conditions Specification (labelled Internal and External Refurbishment Works, Section 4: General Conditions); Internal Works Specification (labelled Internal and External Refurbishment Works, Section 5: Internal Works); External Works Specification (labelled Internal and External Refurbishment Works, Section 6: External Works); Specialist Works Specification (labelled Internal and External Refurbishment Works, Section 7: Specialist Works); DW-123-1-(C) rev 1; 300-PL-rev 01; 301-PL-rev 01; 302-PL-rev 01; 303-PL-rev 01; 304-PL-rev 01; 305-PL-rev 01; 100-D-rev 01; 101-D-rev 01; 102-D-rev 01.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby permitted shall be carried out in accordance with details and methodologies set out in the following approved drawings and documents: Application form dated 04/03/2022; Location plan 01 dated Feb 2022; 27GQS.MP01 rev A; 27GQS.MP02 Rev B; 401\_T\_rev 01; Heritage Assessment (HCUK Group) Feb 2022; Heritage Impact Assessment (HCUK Group) Jul 2022; Planning and Design & Access Statement dated March 2022; Letters from PJB Planning dated 20/06/2022, 14/07/2022, and 15/09/2022; Rehearsal space plan 401 Rev 01; Visual Structural Inspection (1073.nhg dated 31 May 2022); Condition survey of existing building (34030 dated 3rd March 2022); Finishes and Colour Schedule (dated 06/07/2022 Rev 0); Delta Membrane Systems information sheet MS500; Delta Membrane Systems information sheet MS20; General Conditions Specification (labelled Internal and External Refurbishment Works, Section 4: General Conditions); Internal Works Specification (labelled Internal and External Refurbishment Works, Section 5: Internal Works); External Works Specification (labelled Internal and External Refurbishment Works, Section 6: External Works); Specialist Works Specification (labelled Internal and External Refurbishment Works, Section 7: Specialist Works); DW-123-1-(C) rev 1; 300-PL-rev 01; 301-PL-rev 01; 302-PL-rev 01; 303-PL-rev 01; 304-PL-rev 01; 305-PL-rev 01; 100-D-rev 01; 101-D-rev 01; 102-D-rev 01.

Reason: To safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 New works to match existing  
All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: To safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Details of the bar  
Prior to the installation of the bar in the first-floor rear room, details of the arrangement of the bar at a scale of 1:20, including materiality, elevations and fixings, shall be submitted to and approved in writing by the local planning authority. The bar shall thereafter be installed in accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of the building, and the building fabric, in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer